

FEB 4 12 09 PM '97

THOMAS H. NELMS and wife, KATHERINE E. NELMS

BK 312 PG 102
W.E. DAVIS CH. CLK.
WARRANTY DEED

TO:

RANDY A. JOHNSON and wife, DELORES A. JOHNSON

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, THOMAS H. NELMS and wife, KATHERINE E. NELMS, do hereby sell, convey and warrant unto RANDY A. JOHNSON and wife, DELORES A. JOHNSON, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

TRACT I:

The lot lying and being situated in the Southwest Quarter of Section 34, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi; BEGINNING at the Northwest corner of the T.H. Nelms lot as recorded in Book 82, Page 352 in the Registers office, said point being 1,156.5 feet North and 889.1 feet East of the Southwest corner of the Southwest Quarter of said Section 34; thence South 4 degrees 27 minutes East along the West line of the T.H. Nelms lot 155.0 feet to the Southwest corner of the T.H. Nelms lot; thence South 84 degrees 28 minutes West along the South line of the L.R. Flinn lot 90.0 feet to a point; thence North 4 degrees 27 minutes West 155.0 feet to a point in the South line of Coleman Street; thence North 84 degrees 28 minutes East along the South line of Coleman Street, 90.0 feet to the point of beginning and being the same land conveyed to Thomas H. Nelms and wife, Katherine E. Nelms by Warranty Deed dated June 19, 1981 as recorded in Book 152, Page 209 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi.

TRACT II:

A lot in the Southwest Quarter of Section 34, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi and more fully described as: Commencing at the Southwest corner of the Southwest Quarter of Section 34 and run thence North 1,156.5 feet to a point; thence East 889.1 feet to the Point of Beginning for this survey; run thence North 84 degrees 28 minutes East with the South boundary of a street 92.5 feet; thence South 4 degrees 27 minutes East 155 feet; thence South 84 degrees 28 minutes West 92.5 feet; thence North 4 degrees 27 minutes West 155 feet to the Point of Beginning and being the same property conveyed to Thomas H. Nelms and wife, Katherine E. Nelms by Warranty Deed dated December 19, 1969 as recorded in Book 82, Page 352 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights of ways for public roads and public utilities.

It is agreed and understood that taxes for the year 1997 have been prorated as of

the date of this instrument and shall be assumed by the Grantees and possession is given upon delivery of this Deed.

WITNESS OUR SIGNATURES, this ____ day of January, 1997.

Thomas H. Nelms
THOMAS H. NELMS

Katherine E. Nelms
KATHERINE E. NELMS

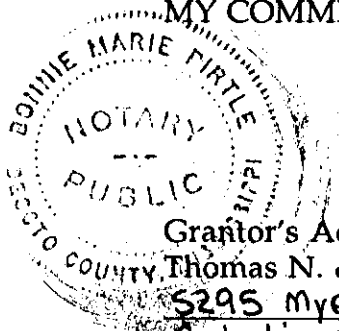
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and State, on this 31st day of January, 1997, within my jurisdiction, the within named THOMAS H. NELMS and wife, KATHERINE E. NELMS, who acknowledged that they executed the above and foregoing Warranty Deed.

Bonnie Marie Firtle
NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: 1-24-2000



Grantor's Address:
Thomas N. & Katherine E. Nelms
5295 Myers Rd
Byhalia, MS 38611
Home Phone No: 601-838-3132
Work Phone No: 601-838-2151

Grantee's Address:
Randy A. & Delores F. Johnson
9189 E. Coleman Ave.
Olive Branch, MS 38654
Home Phone No: 601-893-6561
Work Phone No: 601-895-5596

Prepared by: WOODS AND SNYDER, P.O. BOX 456
OLIVE BRANCH, MS 38654-0456
(895-2996)

RETURN TO:

